

CITY OF SAN BRUNO



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PLANNING COMMISSION

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COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION AGENDA

Tuesday, February 21, 2006
San Bruno Senior Center
1555 Crystal Springs Road
7:00 p.m.

Roll Call

Pledge of Allegiance

1.	Approval of Minutes	February 7, 2006	
2.	Communications		
3.	Public Comment		Actions ↓
4.	Announcement of Conflict of Interest		
5.	1255 Jenevein Avenue (UP-05-78) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for an additional Use Permit to allow a large family day care operation in a single family residential zone per Section 12.84.200 of the San Bruno Zoning Ordinance. Tonya and Nick Katches (Applicant / Owners). UP-05-78	
6.	440 Cherry Avenue (UP-05-80; V-05-08) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence which increases the gross floor area by more than 50% and whose second story is not set back at least five feet farther than the front setback of the first story, and a Variance to allow the addition to extend the existing zero side yard setback per Sections 12.200.030.B.1, 12.200.040.B.2 and 12.124 of the San Bruno Zoning Ordinance. Robert Medan. (Applicant); Bernie and Dorothy Hyde (Owners). UP-05-80; V-05-08	

7.	<p>83 Tanforan Avenue (UP-05-79, MM-06-01)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% and exceeds the 44% lot coverage guideline and a request for a Minor Modification to encroach 2'-0" into the required 5'-0" side yard setback per Sections 12.200.030.B.1, 12.200.030.B.3, and 12.120.010.B of the San Bruno Zoning Ordinance. Ken Ibarra (Applicant); Lawrence Valdez (Owner). UP-05-72, MM-06-01</p>	
8.	<p>576 First Avenue (UP-05-37)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow the construction of an addition to an existing residence which increases the gross floor area by more than 50% per Section 12.200.030.B.1, of the San Bruno Zoning Ordinance. Juan Perez (Applicant / Owner). UP-05-37</p>	
9.	<p>2701 Berkshire Drive (UP-05-73)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow the construction of an addition to an existing residence which exceeds the .541 floor area ratio guideline (for properties with 12% average slope) per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. JAG Design. (Applicant); Mary and Mazen Musallan (Owners). UP-05-73</p>	
10.	<p>2880/2890 San Bruno Ave (GPA-05-02; PD-05-04; TM-05-02; ZC-05-03)</p> <p><u>Environmental Determination:</u> This application is proposed in accordance with a Mitigated Negative Declaration, which is not yet approved, and is scheduled for approval at this Planning Commission hearing.</p> <p><u>Zoning:</u> C-N (Neighborhood Commercial)</p>	<p>Request for a General Plan Amendment to change the current land use designation from Neighborhood/Community Commercial to Medium Density Residential, a rezoning from Neighborhood Commercial (C-N) to Planned Development (P-D), a Tentative Tract Map for the subdivision of two lots into sixteen lots with common area space, and a Planned Development Permit to allow the development of sixteen new townhomes per Chapter 12 of the San Bruno Municipal Code. 2880 San Bruno Ave, LLC., Applicant/Owner, Stanley Panko, Architect GPA-05-02, ZC-05-03, PDP-05-04, TM 05-02</p>	

11.	City Staff Discussion	Select March 16, 2006 Architectural Review Committee Members.	
12.	Planning Commission Discussion		
13.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.